

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Formreceived MAR 11 1987
date entered OCT 1 1987See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections**1. Name**

historic

and or common Old Ocean Springs Historic District

2. LocationRoughly bounded by Porter Ave., Dewey Ave., Front Beach Dr.,
street & number Martin Ave., Cleveland St., and Rayburn Ave. N/A not for publication

city, town Ocean Springs N/A vicinity of

state Mississippi code 28 county Jackson code 59

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	N/A being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Owners

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of the Chancery Clerk, Jackson County Courthouse

street & number Canty Street

city, town Pascagoula state Mississippi

6. Representation in Existing Surveystitle Statewide Survey of Historic Sites has this property been determined eligible? ☐ yes ☒ nodate 1979 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Mississippi Department of Archives and History

city, town Jackson state Mississippi 39205

7. Description

Condition

☒ excellent
☒ good
☒ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☒ unaltered
☐ altered

Check one

☒ original site
☐ moved date N/A

Describe the present and original (if known) physical appearance

The Old Ocean Springs Historic District is comprised of several primarily residential blocks situated to the south and west of the central business district of Ocean Springs. With a few exceptions it encompasses most of the properties on Jackson and Washington Avenues between Porter Avenue and Front Beach Drive, all of the properties along the north side of Front Beach Drive between Martin Avenue and Inner Harbor Road, and the properties on the east side of Martin Avenue between Front Beach Drive and Cleveland Avenue.

The district occupies a series of low hillocks which rise from the shores of the Inner Harbor and the Mississippi Sound. The rise is gradual and the summits of the hillocks are somewhat flat. The only major deviations from the almost imperceptible roll of the ground is the rise and fall of Calhoun Avenue between Jackson Avenue and Dewey. A north-to-south ravine along which Ruskin Avenue runs is surrounded on three sides by the district but is not included in it.

The vegetation is tropical or subtropical in character with a preponderance of long-leaf pines, magnolias, palmettos, and, especially numerous, live oaks. The wide-arching branches of the oaks along Washington and Jackson Avenues transform sections of those streets into green tunnels. The landscaping on the privately-owned lots is, for the most part, simple in design and well-tended. Stretches of unoccupied land are thickly wooded and choked with underbrush which conveys an approximate impression of the district's original and early condition.

Front Beach Drive is the only curving street in the district. Although the other streets are straight, they do not intersect at right angles nor do three of the five east-west roads extend beyond a single block. The street plan is, therefore, irregular. The size of the lots is also inconsistent. The large lots formerly occupied by nineteenth and early twentieth century hotels have contributed to this variation. For example, the site of the Shanahan Hotel is now an open area known as the Little Children's Park and the extensive grounds of Ocean Springs Hotel are now occupied by a concentration of small residential properties along the west side of Jackson Avenue.

During the late nineteenth century the area within the district was characterized by a greater mixture of private residential and commercial properties. The latter included boarding houses and stores (sometimes within homes) as well as the large hotels. Although some boarding houses and stores have survived in form - if not function - the hotels have vanished and the business community has retreated to Washington Avenue north of Porter Avenue and to U.S. Highway 90 along which a commercial strip has developed.

8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400-1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500-1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600-1699	<input checked="" type="checkbox"/> architecture	___ education	___ military	___ social/
___ 1700-1799	___ art	___ engineering	___ music	___ humanitarian
<input checked="" type="checkbox"/> 1800-1899	___ commerce	___ exploration/settlement	___ philosophy	___ theater
<input checked="" type="checkbox"/> 1900-	___ communications	___ industry	___ politics/government	___ transportation
		___ invention		___ other (specify)

Specific dates ca.1850-ca. 1935;

Builder/Architect

N/A

Statement of Significance (in one paragraph)

The Old Ocean Springs Historic District is architecturally significant for its diversity of architectural styles, the manner in which they are well-suited or adapted for the climate, and the predominance of particular styles that reflect stimuli to the expansion of the town. That this district is almost entirely residential in character renders the appreciation of the stylistic patterns much more precise than would be possible in a more heterogeneous neighborhood.

Although settled as a fishing village shortly after the 1699 establishment of nearby Fort Maurepas, the area that constitutes this district experienced only limited growth until the inception of steamer service between Mobile and New Orleans in the 1820s and 1830s. As the vessels put in at the Jackson Avenue landing to replenish fuel and water supplies, passengers refreshed themselves strolling among the tree-shaded knolls which rise from the shore. In the 1850s the awakening interest in the small community received additional impetus from the discovery and exploitation of the mineral springs near the Old Fort Bayou. The Ocean Springs Hotel which once stretched along Jackson Avenue was soon competing with an ever-growing number of hotels and boarding houses. Although there are no extant representatives of the large hotels, at least three dwellings which were originally built as boarding houses have survived (Inventory Nos. 26, 31, 75). The sudden rush of the fashionable to partake of the waters lead many New Orleanians to erect resort homes in the town. The prevailing architectural style in the Deep South at mid-century was still the Greek Revival, the colonnade of which provided outdoor living space and shielded rooms from the direct rays of the sun. The Greek Revival buildings in Ocean Springs are less monumental and exhibit less intricate ornament than the contemporary structures built in more populous centers such as Natchez, Vicksburg, and Jackson. The galleries of the Ocean Springs houses feature box columns with simple capitals. Door enframements are, at their most elaborate, eared and battered architraves (Inventory Nos. 9, 59, 68). The First Presbyterian Church (Inventory No. 87), which dates from the 1870s, is a particularly simple version of the Greek Revival. A hint of the Gothic Revival style appears in the pointed opening in the gable of the church. There are no intact examples of either the Gothic Revival or Italianate styles in the district. However, a scalloped bargeboard along a low gable roof reveals that the radically altered villa at 505 Front Beach Drive (Inventory No. 79) was originally Italianate. The Civil War did not strike directly at Ocean Springs but its citizens suffered from the same shortages as other Southerners and no extant

9. Major Bibliographical References

SEE CONTINUATION SHEET

10. Geographical Data

Acreage of nominated property App. 40 acres

Quadrangle name Ocean Springs

Quadrangle scale 1:24000

UTM References

A

1	6
---	---

3	2	4	3	1	0
---	---	---	---	---	---

3	1	3	6	1	5	6	1	0
---	---	---	---	---	---	---	---	---

Zone Easting Northing

B

1	6
---	---

3	2	4	6	4	5
---	---	---	---	---	---

3	1	3	6	1	5	3	2	0
---	---	---	---	---	---	---	---	---

Zone Easting Northing

C

1	6
---	---

3	2	4	8	1	5	1	0
---	---	---	---	---	---	---	---

3	1	3	6	1	4	7	1	0	1	0
---	---	---	---	---	---	---	---	---	---	---

D

1	6
---	---

3	2	4	7	1	1	0
---	---	---	---	---	---	---

3	1	3	6	1	4	5	1	3	0
---	---	---	---	---	---	---	---	---	---

E

1	6
---	---

3	2	1	3	8	1	3	1	0
---	---	---	---	---	---	---	---	---

3	1	3	6	1	5	0	1	3	1	0
---	---	---	---	---	---	---	---	---	---	---

F

1	6
---	---

3	2	1	3	8	1	5	1	0
---	---	---	---	---	---	---	---	---

3	1	3	6	1	5	4	1	5	0
---	---	---	---	---	---	---	---	---	---

G

--	--

--	--	--	--	--	--	--	--	--

--	--	--	--	--	--	--	--	--	--	--

H

--	--

--	--	--	--	--	--	--	--	--

--	--	--	--	--	--	--	--	--	--	--

Verbal boundary description and justification

SEE CONTINUATION SHEET

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Brian Berggren, Architectural Historian

organization Miss. Dept. of Archives and History

date May 16, 1986

street & number P. O. Box 571

telephone (601) 354-7326

city or town Jackson.

state Mississippi 39205

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Kenneth H. P. Pool

title Deputy State Historic Preservation Officer

date March 4, 1987

For NPS use only

I hereby certify that this property is included in the National Register

See Continuation Sheet for Listings date
Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received 3/1/87

date entered

Continuation sheet Old Ocean Springs Historic District, Jackson Co., Miss. Item number 7 Page 1

The majority of the extant buildings in the district were built as dwellings. Some of the houses have been put to other uses such as offices and a funeral home. The district also includes two churches with their ancillary buildings and a recently constructed professional office. Most of the houses are one or one-and-one-half story wood frame buildings. The two-story Queen Anne houses at 1103 Calhoun Avenue and 3181 Jackson Avenue are unusual. Many of the buildings rest on brick piers or have raised or partially raised basements. Gable roofs of varying complexity and pitch predominate, however, hip roofs are found on the O'Keefe House at 911 Porter Avenue and "The Cedars" at 314 Jackson Avenue among other examples.

An architectural response to Gulf Coast climatic conditions is reflected in the scarcity of chimneys and the nearly universal use of full-width or wrap-around porches or galleries. The Queen Anne Style house at 1103 Calhoun is an exception, having only a tiny porch.

The predominant architectural styles in the Old Ocean Springs Historic District are the Greek Revival (Inventory Nos. 9, 59, 68), the Queen Anne (Inventory Nos. 24, 33, 38, 66) and the Craftsman or Bungalow style (Inventory Nos. 5, 47, 57, 96). The Greek Revival style is reflected in the use of transomed and sidelighted entrances framed with simple eared architraves, full-width galleries with box columns, low-pitched roofs and, usually, symmetrical facades. Buildings which exhibit such Queen Anne stylistic features as steep cross-gable roofs, projecting chamfered bays, turned porch supports, spindle friezes and gable walls sheathed in imbricated shingles appear with great frequency throughout the district. The Craftsmen and Bungalow aesthetic character is manifest in the numerous houses which possess open, often strut or brace-supported, eaves with exposed rafter ends and porches which feature severely simple posts or battered piers or columns.

In addition to the stylistic elements in evidence, there is a diversity of building forms. These include: (a) one or one and one-half storied, undercut-galleried "creole cottages" which lack central hallways (Inventory Nos. 72, 101), (b) the similar "planter's cottages" which also have one or one and one-half stories and undercut-galleries but possess the Anglo-American center passage absent in the creole cottages (Inventory Nos. 9, 68), (c) the deep, narrow-fronted "shotgun houses" (Inventory Nos. 59, 92) believed to have developed from West Indian or possibly African forms, and (d) the "bungalow" which despite its freedom in planning is readily recognized by its broad, low roofs, wide eaves, exposed struts and braces and battered porch supports (Inventory Nos. 5, 57, 67). There is no strict correlation between building forms and styles. Although creole

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received *2/1/87*
date entered

Continuation sheet Old Ocean Springs Historic District,
Jackson Co., Miss. Item number 7 Page 2

and planter's cottages are likely to exhibit more Greek Revival characteristics, Queen Anne detailing is found on all of the discussed building forms except the bungalow.

- P - Pivotal buildings qualify for listing in the National Register of Historic Places by reasons of individual architectural and/or historical significance.
- C - Contributing buildings are essential to the district's sense of place and sustain the architectural and historical significance of the district.
- M - Marginal buildings do not presently contribute to the architectural significance of the district, but by their scale, material, or setting do not overly compromise the integrity of the district. Marginal buildings include those historical buildings which have been remodeled to such a degree that their architectural character has been seriously compromised. Restoration of original features could cause these buildings to become contributing. Marginal buildings also include deteriorated buildings that contribute to the district but whose condition is so deteriorated that their future is uncertain.
- NC - Non-contributing buildings do not contribute to the historical character of the district, but, because they are compatible to the contributing historic buildings in scale, mass, materials, and setting, they do not detract from the visual cohesiveness of the district. Non-contributing buildings include those residences that were constructed after the period of significance and are compatible in scale, mass, material, and setting--if not in detail.
- I - Intrusive buildings by their scale, materials, condition, or setting severely disrupt the cohesion of the historic environment.

INVENTORY OF BUILDINGS

Washington Avenue

1. 202. House. One-and-one-half story frame building with L-shaped plan. Present pyramidal roof with its large dormer is probably an alteration from a cross-gable. Undercut galleries along

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received 2/11/87

date entered

Continuation sheet Old Ocean Springs Historic District,
Jackson Co., Miss. Item number 7

Page 3

western and southern elevations. Brick foundation wall introduced. Ca. 1920. (C)

2. 204. House. One story frame front-gabled building. The L-shaped gallery wraps around the projection of the three northern bays. One end of the gallery has been enclosed. Ca. 1910. (C)
3. 206. House. One-and-one-half story side-gabled cottage. Facade is five bays wide with a central transomed and sidelighted entrance. Three bay undercut gallery is supported by simple box columns. Alterations include dormers and Queen Anne muntins. Ca. 1900. (C)
4. 207. House. One-and-one-half story clapboarded frame house with a front gable framing a square headed tripartite window. Original hip roofed front porch has been extended around the south elevation and partially enclosed. Ca. 1910. (C)
5. 208. House. One story front-gabled wood frame bungalow with stuccoed foundation and porch railing. The front-gabled porch shelter the central and southern bays and is supported by battered box columns atop untapered piers. Ca. 1920. (C)
6. 209. House. One story cross-gabled Queen Anne cottage with an L-plan; wood frame; chamfered bay; undercut porch with turned posts. Original double-hung sash replaced with metal casement windows. Ca. 1904. (C)
7. 212. House. One story wood frame, five bay side-gabled house. Ca. 1960. (NC)
8. 213. House. One-and-one-half story frame hip roofed house. Full width front porch has been altered. Hip roofed front dormer with shed roofed dormers on the sides. Ca. 1920. (C)
9. 214. White-Spunner House. One-and-one-half story five-bay Greek Revival cottage with an undercut gallery supported by box columns. The gallery frieze and brackets are late-nineteenth-century additions. Entrance framed by transom and sidelights within an eared architrave. The entrance is flanked by four transomed French windows. The dormers set into the side-gable roof are alterations. 1852. (P)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received 2/11/87

date entered

Continuation sheet Old Ocean Springs Historic District,
Jackson Co., Miss. Item number 7 Page 4

10. 219. House. One and two story brick, wood and stucco house which has a side-gabled roof; an alteration of a nineteenth-century cottage. Ca. 1904, 1970. (I)
11. 300 block. Presbyterian Manse. One-and-one-half story wood frame side-gabled house with a wrap-around porch which is undercut along the east or entrance facade and extended from the southern or side elevation. Large gabled dormer on the east facade. Heavily altered. Ca. 1870. (C)
12. 306. House. One story wood frame cross-gabled Queen Anne cottage. T-shaped plan in which the projecting stem of the "T" is surrounded by a now-enclosed wrap-around porch. Original porch detail is gone; gable ornament survives. Ca. 1880. (M)
13. 309. House. One story cross-gabled wood and brick building with a basement garage. Ca. 1966. (NC)
14. 315. House. One story front-gabled wood frame building elevated over ground level parking areas. Ca. 1960. (NC)
15. 316. House. One story wood frame house on brick piers with a hip roof. Two story rear addition, heavily altered. Ca. 1920. (M)
16. 317. House. One-and-one-half story wood frame cottage with hip roof from which projects a hip dormer on the east facade and shed dormers on the southern and northern elevations. Full-width hip roofed screened facade porch. Very similar to 213 Washington. Ca. 1920. (C)
17. 319. House. One story wood frame cottage with a front-facing clipped gable and a full-width screened porch. Ca. 1920. (C)
18. Little Children's Park. Originally the site of the Shanahan Hotel, the park has no discernable landscape plan. Playground equipment is confined to a narrow strip extending from Calhoun along Washington. (M)
19. 416. House. Small one story side-gabled symmetrical wood frame house with central projecting porch. 1946. (M)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received <i>5/1/87</i>
date entered

Old Ocean Springs Historic District,
Continuation sheet Jackson Co., Miss.

Item number 7

Page 5

20. St. Alphonsus Kindergarten. One room schoolhouse, wood frame with a roof that is hipped on the south elevation and gabled on the north. Double partially-glazed doors occupy the fifth bay of a ten bay fenestration pattern that runs from south to north. A small, unrelated opening occupies wall space between the fenestration pattern and the south end of the building. Ca. 1900. (C)
21. 421. Knights of Columbus Meeting Hall. One story shallow-gable-fronted building of concrete and rigid steel frame construction. Ca. 1980. (I)
22. 424. Law Offices. One story cross-gabled wood frame Queen Anne cottage raised on brick piers. Two-over-two double-hung sash. Shed-roofed porch is supported by turned posts with sawn brackets. Gables have retained their ornamentation. Some additions. Ca. 1905. (C)
23. 501. Ladnier House. One-and-one-half story wood frame house upon brick piers. Side gable roof with continuous shed roof dormer across facade. Bungalow front-gabled porch with Craftsman exposed braces and unbattered masonry piers. Ca. 1920. (C)
24. 505. House. One story Queen Anne cottage with a steep cross gable roof. Wood frame construction T-shaped plan with wrap-around porch surrounding projecting stem of T. Turned posts, sawn brackets, imprecated shingles on gable walls. Semicircular gable ornament appears to lack its radiating spokes. Rear additions. Ca. 1900. (P)
25. Offices. Ocean Springs Health Department. One story, flat roofed building of brick construction. Ca. 1960. (I)
26. 509. Boarding House. One story side gable roofed, wood frame construction, raised cottage. Full-width undercut three-bay gallery supported by colonnettes. Three central bays of the five-bay facade consist of transomed doors. The outer bays are six-over-six double-hung windows. Some additions to the rear and north elevations. Ca. 1885. (P)
27. 511. House. One story, side gable, wood frame structure the entrance facade of which faces north away from Washington Avenue.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received 3/11/87
date entered

Old Ocean Springs Historic District,
Continuation sheet Jackson Co., Miss.

Item number 7

Page 6

Ca. 1960. (NC)

28. Ocean Springs Community Center. One story concrete block, front gabled meeting hall. Recessed Colonial Revival distyle-in-antis pedimented portico. Significant for its Walter Anderson murals which depict D'Iberville's landing, Old Biloxi, and nature scenes. Painted in 1952, the murals extend the full twelve feet from the baseboard to the crown moldings. Ca. 1952. (NC)*
29. Ocean Springs Senior Citizens Center. One story Mission Style masonry structure originally built as the city hall and fire station. Covered by a shallow front gable roof which is hidden by a shaped parapet. The three-bay city hall facade consists of a central transomed entrance flanked by paired double-hung windows. Similar paired openings punctuate the side elevations. The fire station was to the north of the city hall with large double doors opening onto Washington Avenue. Ca. 1920. (C)

Jackson Avenue

30. 313. House. One story, brick veneered house with a gabled roof. "colonial" 1986. (NC)
31. 314. "The Cedars." One story, wood frame house with hip roof. L-shaped undercut gallery of four-bays on the west elevation and seven-bays on the south. Chamfered posts resting on brick piers support the gallery roof. Originally a boarding house. Modern chimney on south elevation. Ca. 1865. (P)
32. 316. House. One-and-one-half story, side gable, wood frame house. Three-bay undercut gallery with turned posts, brackets and a spindle frieze. Small shed dormers. Later addition to south elevation. Queen Anne. Ca. 1880. (C)
33. 318. Saxon House. Two story multi-gable roofed wood frame L-shaped building resting on brick piers with infill between the piers. Z-shaped one story porch with chamfered posts and a sawn balustrade across the west facades and along the south elevation of the westward projection. Lozenge-shaped transom over the sidelighted main entrance. Imbricated shingles in the gables and a one story semi-octagonal gabled projection to the north. Queen Anne. Ca. 1900. (P)

*This building is non-contributing in the context of the historical development of the Old Ocean Springs Historic District (ca. 1850 to ca. 1935), but is nevertheless significant for its murals. Its significance will be addressed in a later nomination of properties relating to Walter Anderson.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received *2/11/87*
date entered

Continuation sheet Old Ocean Springs Historic District,
Jackson Co., Miss. Item number 7 Page 7

34. 320. House. Two story cross-gabled wood frame house with a two story semi-octagonal projecting bay. One story hip-roofed L-shaped porch with box columns. Neo-Victorian. Ca. 1985. (NC)
35. 325. House. One story, stuccoed frame house with a side gable roof. Small gabled hood supported by braces over the offcenter entrance. Ca. 1935. (C)
36. 401. House. One-and-one-half story frame house with a side gable roof and shed dormers. Undercut gallery with box columns, balustrade and square newels across west or entrance facade. Three entrances. Craftsman. Ca. 1910. (C)
37. 405. House. One story wood frame house with a side gable roof. Two bay gabled porch supported by battered paneled box columns resting on piers. Bungalow. Ca. 1930. (C)
38. 406. Frank Bryan House. One-and-one-half story frame house on a brick foundation. Front gable on hip roof with several cross gables over small wings. L-shaped undercut gallery of four-bays on the west facade and four on the south elevation supported by fluted Ionic columns. Ionic pilasters and full entablature frame main entrance. Queen Anne, Free Classical. Ca. 1905. (P)
39. 409. House. One story frame house with a side gable roof. Front gable porch. Ca. 1940. (NC)
40. 410. House. One story wood frame house with T-shaped plan and a cross gabled roof. Undercut three-bay porch with turned posts. Brackets and spindle frieze removed. Small ploygonal porch on south elevation. Beaded flush boarding laid horizontally above a dado formed by vertically laid boarding within the shelter of the front porch. Gable ornament. Queen Anne. Ca. 1890. (C)
41. 411. House. One story frame house with side gable roof. Projecting offcenter gabled porch. Ca. 1940. (NC)
42. 413. House. Two story frame house with brick veneer. Side gable roof, sidelighted entrance. Ca. 1960. (NC)
43. 416. House. One story frame house with brick veneer. Front gable sheathed with vertical siding. Small gabled projection from facade. Ca. 1965. (NC)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received *2/1/88*

date entered

Old Ocean Springs Historic District,
Continuation sheet Jackson Co., Miss.

Item number 7

Page 8

44. 417. House. One story stuccoed frame house covered with a hip roof with cross gables. Small, wall-enclosed terrace in front of entrance. Arched gable hood over door was altered 1986. Ca. 1930. (M)
45. 419. House. One story frame house with a side gable roof. Screened porch with shed roof. Paired six-over-six double-hung windows. Ca. 1940. (NC)
46. 419 1/2. House. One story on frame house with multiple front gables. Large paneled garage door. Aluminum siding. Ca. 1970. (NC)
47. 420. Gautier House. One-and-one-half story wood frame house with a side gable roof pierced by a large central gabled dormer. Undercut three-bay gallery supported by box columns. Open soffits expose the rafter tails. Craftsman. Ca. 1920. (P)
48. 421. House. One story stuccoed frame house with a cross gabled roof. Screened porch. Ca. 1940. (M)
49. 425. House. One story frame house with a side gable roof. Dropped hip-roofed, full width five-bay gallery. Box columns with built up capitals. Metal antefixed at the ends of the roof ridge. Ca. 1920. (C)
50. St. Alphonsus Church Complex.
A. Church is large-scale brick building with cross-gable roof. Modern-Gothic details. Ca. 1950. (I)
B. School is one story brick building with cross gable roof. Front parapeted-gable with a large gothic arched entrance. Ca. 1960. (NC)
C. Wood frame gable-front bungalow with gabled porch moved in 1960. Ca. 1915. (NC)
51. 505. House. One-and-one-half story frame cottage with a side gable roof. Five-bay undercut gallery with square posts and brackets. Three inner bays of five-bay facade are transomed entrances; the center door also is sidelighted. Outer facade bays are six-over-six double-hung windows. Rear wing. Ca. 1855. (P)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received 2/11/87
date entered

Continuation sheet Old Ocean Springs Historic District,
Jackson Co., Miss. Item number 7 Page 9

52. 506. House. One story brick veneered frame house with a hip roof. Carport. Ranch. Ca. 1970. (NC)
53. 509. Office building. One story, concrete block building with wood siding. Front gable, entrance on side. William R. Allen, architect. Ca. 1950. (NC)
54. 510. House. One story, side-gable-roofed stuccoed frame house. Gabled ventilators pierce roof slope. Two bay porch with cast metal supports a later addition. Ca. 1930. (M)
55. 515. House. One-and-one-half story frame house with a front gable roof. L-shaped wrap around porch of east facade and south elevation with square posts above an enclosed balustrade. Paired double-hung windows. Ca. 1915. (C)
56. 516. House. Tiny, one story, two bay gable-front house. Metal carport and shed not original. 1940s. (NC)
57. 517. House. One story, gable-front frame bungalow with projecting gable front porch and gabled porte-cochere extending to the south. Now-enclosed porch and porte-cochere are supported by very short battered box columns atop masonry piers. Bungalow. Ca. 1925. (C)
58. 518. House. One story stuccoed frame house with a cross gable roof. Two-bay arched porch protects entrance. Single-bay porch at southern end of west, main, facade covered by a curved extension of the front facing gable roof. English Cottage Style. Ca. 1929. (C)
59. 520. Hansen-Verrette House. One story frame sidehall shotgun house. Hip roof, undercut three-bay gallery. Box columns support a full entablature which screens the hip roof. Battered and eared architraves frame the facade openings which consist of a paneled door in the southern bay and a transomed French door in each of the central and northern bays. Rear wing with gallery. Greek Revival. Ca. 1855. (P)
60. 522. House. One story frame house with a cross-gabled roof. Full width undercut facade porch of three bays with turned posts, brackets and spindle frieze. Unsympathetic carport addition. Queen Anne. Ca. 1900. (C)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received <i>3/1/87</i>
date entered

Old Ocean Springs Historic District,

Continuation sheet Jackson Co., Miss.

Item number

7

Page 10

61. 523. House and Dependency.

A. Main house. One story, side gable roofed frame house with a five-bay flat roofed porch. Severely altered. Ca. 1900.

(NC)

B. Dependency. One story, side gable, frame house with an undercut gallery. Built as servants' quarters. (Facade does not face street). Ca. 1900. (C)

62. 524. House. One-and-one-half story, brick veneered frame house with a front gable roof with a large shed dormer. Small cantilevered undercut porch. Ca. 1979. (NC)

63. 525. House. One-and-one-half story wood frame house with a side gable roof. Three bay, full width porch with Doric columns and a shed roof which breaks into an open front gable over the vaulted middle bay. Central door with the upper panel glazed. Paired double-hung windows in outer bays. Ca. 1920. (C)

64. 526. House. One story frame house with a cross gable roof, L-shaped plan with two bay porch within arms of the "L." Imbricated shingles in gable. Asbestos siding. Ca. 1900. (C)

65. 528. House. One-and-one-half story frame side-gabled house with an L-shaped plan; undercut L-shaped wrap-around porch across west, entrance, facade and along part of the north elevation. Siding is imbricated shingles. Rafter ends sawn in decorative profile. Small polygonal bay projects from south elevation. Shingle Style. Ca. 1915. (P)

Rayburn Avenue

66. 502. House. One story, wood frame shotgun house with a front gable roof. Projecting wrap-around gallery with turned posts and sawn brackets. Imbricated shingles in gable. Shed and gable-roofed additions to the north elevation and rear. Queen Anne. Ca. 1880. (C)

Martin Avenue

67. 414. "Terrace Hill," the J. H. Behrens House. One-and-one-half story, frame house with pyramidal roof pierced by a single large hipped dormer on each elevation. Entrance is presently recessed

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received 5/11/87
date entered

Old Ocean Springs Historic District,
Continuation sheet Jackson Co., Miss. Item number 7 Page 11

between the outer bays of a partially enclosed three bay, full width gallery with clustered columns. Casement windows in enclosed sections of the gallery. Bungalow. Ca. 1925. (P)

68. 416. Dr. Austin's Sanatorium. One-and-one-half story wood frame cottage with a five bay full width undercut gallery with box columns. Two hip-roofed dormers pierce the front slope of the side gable roof. Central entrance with transom and sidelights framed by an eared architrave. Greek Revival. Ca. 1855. (P)
69. 420. House. One-and-one-half story frame house raised on tall brick piers. Front gable roof interrupted on south elevation by a two story gabled projection. L-shaped wraparound porch along south elevation and west facade. Exposed rafter ends and braces under eaves. Rough stucco. Craftsman. Ca. 1925. (C)
70. 422. House. One story frame house raised on high brick piers. Front facing gables. L-shaped, wrap-around porch across west facade and along the south elevation of a small westward projecting wing. Turned porch posts with sawn brackets. Queen Anne. Ca. 1890. (C)
71. 502. House. One-and-one-half story frame house with a side gable roof. Three bay full width gallery the shed roof of which breaks into a barrel vault over the center bay. Box columns with a simple architrave. Center entrance with sidelights. Braced eaves. Bungalow. Ca. 1920. (C)

Front Beach Drive

72. 305. House. One-and-one-half story, wood frame creole cottage with a side gable roof, full-width undercut gallery with a scalloped architrave. Twin centered French windows with transoms. Ca. 1880. (P)
73. House. One story, wood frame house with brick veneer and a gable roof. Ca. 1960. (NC)
74. House. One story, wood frame house with brick veneer. Ca. 1950. (NC)
75. Honor House. Two story, wood frame house with a side-gabled

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received 2/1/87
date entered

Old Ocean Springs Historic District,
Continuation sheet Jackson Co., Miss. Item number 7 Page 12

gambrel roof. (Second floor is in form of continuous shed-roofed dormer.) Five-bay facade with center entrance with transom and sidelights. U-shaped, wrap-around one story porch (seven-bay facade, two bays on each side elevation) supported by Doric columns. Porte-cochere on east elevation. Dutch Colonial Revival. Ca. 1920. (P)

76. Sunset Beach Apartments. Two story, stuccoed wood frame, multiple unit complex with a large parking lot adjacent to Jackson Avenue. Ca. 1960. (I)
77. Fort Maurepas Replica. Hewn timber and log palisade. (Actual site of the settlement is believed to lie within Lover's Lane Historic District.) 1982. (NC)
78. 505. House. One-and-one-half story, stuccoed wood frame house with a side gable roof, resting on a high basement and piers. Three bay porch. Heavily altered with decorative stucco ca. 1930. Originally Italianate, a scalloped bargeboard survives on the east. Ca. 1870, 1930. (C)
79. 509. Hedge House. One story, wood frame house with a cross gable roof. Projecting polygonal bay with a gable enriched with millwork and imbricated shingles. Partially enclosed porch. Queen Anne. Ca. 1890. (M)
80. 513. Charbonnet House. One story, wood frame house with a cross gable roof. Hip-roofed porch. Gabled polygonal bay with imbricated shingles and corner brackets on the west elevation. Queen Anne. Ca. 1890. (C)
81. 517. "Chez Rene." One-and-one-half story, wood frame house with a side gable roof. Shed-roofed monitor. Three-bay full width undercut gallery supported by heavy box columns resting on masonry piers. Bungalow. Ca. 1925. (C)
82. 527. Gulf Oaks Town Homes. Two story wood frame condominium complex. Mansard roofs, adjacent tennis courts. Ca. 1965. (I)
83. 545. House. One story, stuccoed frame house atop a high basement. Center passage, double-pile plan. Wrap-around undercut gallery. Gable on hip roof. Twentieth-century rebuilding of a ca. 1860 house. Greek Revival, Bungalow. Ca.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received 3/1/87
date entered

Old Ocean Springs Historic District,
Continuation sheet Jackson Co., Miss. Item number 7 Page 13

1925. (P)

La Fontaine

84. 1012. House. One story, wood frame house with stucco and vertical siding. Slightly pitched shed and V-shaped roofs. W. R. Allen, architect. International Style. Ca. 1960. (NC)
85. 1013. House. One-and-one-half story, wood frame Queen Anne cottage with a cross gable slate roof. Shed roofed porch on west elevation. Addition on east. Ca. 1910. (C)

Ocean Avenue

86. 915. House. One story, wood frame house with a cross gable roof. Grouped metal casement. Small gabled porch with cast metal piers. Ca. 1950. (M)
87. First Presbyterian Church. One story, wood frame building with a front gable roof. Open belfry with spire. Three bay facade, central entrance protected by hip roofed porch with box columns and pilasters. Small Gothic louvered opening above the porch. Greek Revival. Ca. 1877. (P)

Calhoun Avenue

88. 908. Rosambeau House. One story, wood frame house with a front gable roof. Three-bay undercut porch with turned posts and sawn brackets. Ca. 1898. (C)
89. 910. House. One-and-one-half story, wood frame house with a front gable roof. Three-bay undercut porch supported by Doric columns. Offcenter entrance with eared architrave. Second floor balcony recessed within the gable. New brick porch foundation. Greek Revival and Chalet. Ca. 1880. (C)
90. 914. House. One story, wood frame cottage with a hip roof, L-shaped wrap-around gallery along the north facade and east elevation. Turned posts, sawn brackets, and spindle frieze. Four-bay facade with dual central transomed entrances. Queen Anne. Ca. 1870. (P)
91. 916. House. One story, wood frame house on piers, with side

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received 3/4/87
date entered

Old Ocean Springs Historic District,
Continuation sheet Jackson Co., Miss.

Item number 7

Page 14

gable roof. Ca. 1930. (NC)

92. 918. House. One story, wood frame shotgun with a front gable roof. Full width, two bay undercut porch supported by square posts. Roof rafter ends exposed. Ca. 1910. (C)
93. City owned vacant lot. Located on the northwest corner of Dewey and Calhoun. To the east of the Little Children's Park. Once the pecan grove of the Shanahan Hotel. (NC)
94. 1103. House. Two story, wood frame house with a cross gable roof. Southwest corner entrance porch is partially projecting and recessed; front gabled with turned posts, brackets, spindle frieze. Queen Anne. Ca. 1890. (P)

Cleveland Avenue

95. 527. House. One-and-one-half story, wood frame house with a side gable roof. Five-bay undercut gallery with box columns. Two hip-roofed dormers. Five bay facade, center entrance with transom and sidelights. Wing extends to west. Colonial Revival. Ca. 1920. (C)
96. 601. House. One story, stuccoed wood frame house with a front gable roof. Offcenter projecting porch front gable roof thick stuccoed piers. Metal ventilators with scalloped canopies on main roof ridge. Bungalow. Ca. 1930. (C)
97. 604. House. One story, wood frame house with a cross gable roof. Large veneered brick addition to the east. Queen Anne. Ca. 1900, addition ca. 1970. (NC)
98. 608. G. M. Melvin House. One-and-one-half story, wood frame house with a side gable roof. Three bay, full-width, undercut gallery. Shed roofed dormer, shed roofed shallow projection from east elevation. Colonial Revival. Ca. 1920. (C)
99. 805. House. One-and-one-half story, wood frame house with a side gable roof. Shed roofed, projecting, five-bay, full-width gallery. Central entrance. Wing extends west from west elevation. Ca. 1910. (C)
100. 809. House. One-and-one-half story, wood frame house with a

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received 2/1/87
Date entered

Continuation sheet Old Ocean Springs Historic District,
Jackson Co., Miss. Item number 7 Page 15

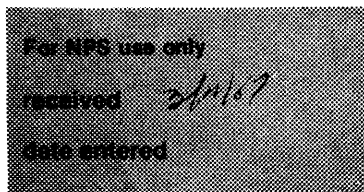
side gable roof. Hip-roofed, projecting, five bay, full-width gallery. Central entrance. Ca. 1910. (C)

Porter Avenue

101. 822. House. One story, wood frame cottage with a side gable roof. Five bay, full-width, undercut gallery supported by six square chamfered posts flanked by sawn brackets. Asymmetrical facade with three transomed entrances. Ca. 1880. (P)
102. 911. Jeremiah O'Keefe House ("Dale's White Oak"). Two-and-one-half story, wood frame house with a deck-on-hip roof. Five bay, full-width undercut gallery with giant Ionic columns, supporting a balcony within the three central bays. Center frontispiece entrances on the first floor. Large triple window pedimented dormer on facade; single dormers on flanks. Built by O'Keefe family. Now a funeral home. Beaux Arts Neoclassical. 1906. (P)
103. 917. J. O'Keefe, Undertakers, Livery and Sales Stables. One story, wood frame building with a front gable roof behind parapet. Built as livery stable for the adjoining O'Keefe estate. Ca. 1890. (M)
104. 918. House. One story, wood frame house with a hip roof. Symmetrical three bay facade with central entrance protected by hip-roofed projecting porch supported by box columns. Outer bays consist of paired six-over-six double-hung windows. Colonial Revival. Ca. 1930. (C)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet Old Ocean Springs Hist. Dist. Item number 7 Page 16
~~Jackson Co. Mississippi~~

OLD OCEAN SPRINGS HISTORIC DISTRICT BUILDINGS

	PIVOTAL	CONTRIBUTING	MARGINAL	NON-CONTRIBUTING	INTRUSIVE
1800-1860	4				
1861-1870	1	1			
1871-1880	4	4	1		
1881-1890	2	3	1		
1891-1900	1	8		1	
1901-1910	3	8			
1911-1920	4	11	1	1	
1921-1930	2	8	2		
1931-1940		1	1	5	
1941-1950			2	2	1
1951-1960				8	2
1961-1970				5	2
1971-1986				4	1
TOTAL	21	44	8	26	6

(These figures do not include the Little Children's Park or the adjoining city-owned vacant lot)

Total contributing elements:
65 buildings

Total noncontributing elements:
40 Buildings
1 structure (Park)
1 vacant lot

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet Old Ocean Springs Historic District,
Jackson Co., Miss. Item number 8 Page 1

buildings date from the war years.

Ocean Springs experienced a period of post-war prosperity following the 1870 completion of the railroad line between New Orleans and Mobile. It enabled much larger numbers of people to "summer" in the resort town during the 1880s and 1890s. The newest architectural fashion was the Queen Anne style which featured wide wrap-around porches even on the smallest of "shotgun" houses. This style, which along the Gulf Coast was built primarily of wood, encouraged builders to gaily decorate often uninspired buildings with turned and sawn millwork. Newly erected and altered houses maintained the local tradition of undercut galleries and added Queen Anne style turned and bracketed posts (Inventory No. 51). The multi-gabled Saxon House (Inventory No. 33) which dates from the turn of the century better reflects the complexity of ornament and plan that is usually associated with the Queen Anne style. The 1890s house at 1103 Calhoun Avenue (Inventory No. 94) is atypical of the Queen Anne style as usually interpreted along the Gulf Coast. In place of the usual expansive porches, this Queen Anne style house has only a tiny partially inset porch protecting the entrance. Other examples of Queen Anne buildings in the district include those with the inventory numbers 5, 22, 32, 40, 60, 79, and 80.

The house at 528 Jackson Avenue (Inventory No. 65) is the only example of the Shingle Style in the Old Ocean Springs district. The entire exterior wall surface is clad in imbricated shingles. Its Tuscan columns suggest a Colonial Revival influence. The so-called "Dutch Colonial Revival Style" is represented by the large former boarding house now known as the Honor House (Inventory No. 75). It has a gambrel roof with a pronounced kick to its eaves which are supported by a colonnade.

The Jeremiah O'Keefe House (Inventory No. 102) has such Colonial Revival elements as the gently swelling bays on its west elevation and the turned balusters which enclose its second floor balcony. However, the monumental scale of the building and its colossal full-width Ionic portico are more truly evocative of the Neoclassical style.

The final major factor in the expansion of the resort town of Ocean Springs was the automobile. As auto ownership broadened, those who worked in the larger coastal cities of Pascagoula and Biloxi and who had previously vacationed in Ocean Springs could reside year-round in their summer retreat. This increased accessibility to Ocean Springs coincided with the Craftsman and Bungalow movements. The small houses at 208 Washington Avenue and 517 Jackson Avenue (Inventory Nos. 5 and 57) which exhibit wide open eaves and piers

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received <i>4/1/87</i>
date entered

Continuation sheet Old Ocean Springs Historic District,
Jackson Co., Miss. Item number 8 Page 2

surmounted by battered columns are altered, yet strongly representative, examples of typical bungalows.

The Craftsman and bungalow influences were not restricted to small houses. The largest Craftsman-inspired building in the district is the galleried house at 545 Front Beach Drive (Inventory No. 83) which is a ca. 1925 reconstruction of a burned mid-nineteenth century house. Open rafter ends, simple posts and shingled gable have been applied to a structure which is strongly reminiscent of the earlier Greek Revival building. The bungalow at its most formal is represented by "Terrace Hill" (Inventory No. 67). Of a monumental scale the house is a symmetrical one-story block with a now enclosed full-width porch supported by clustered columns. The simplicity of the early bungalows has been eschewed in favor of a self-conscious elegance.

Several houses in Old Ocean Springs Historic District are architecturally significant by virtue of their plans or massing rather than their styles. A recurrent form consists of a wide, one- and one-half story side-gabled house with a full-width undercut gallery. The fenestration pattern could be symmetrical as in the former boarding house at 509 Washington Avenue (Inventory No. 26), or asymmetrical as represented by the cottage at 822 Porter Avenue (Inventory No. 101). The multiplication of entrances from the galleries on these buildings suggests that they may have served as boarding houses.

Another recurring form is represented by the cottage at 505 Washington Avenue (Inventory No. 24). This ca. 1900 building is T-shaped with a projecting central room which is surrounded on three sides by a U-shaped porch. This house is a fine example of the Queen Anne style with turned posts and sawn brackets supporting the porch and imbricated shingles decorating the gables of the cross gable roof. It is, however, its form that first captures the eye. The central living room with shaded exposures on three sides is eminently suitable for the warm climate and relaxed atmosphere of Ocean Springs. Similarly organized houses on the Gulf Coast include the Bertuccini House at 619 Washington Avenue and the Brielmaier House in Biloxi which is listed in the National Register.

Another example in which Queen Anne style ornament is secondary in importance to the building's form is found in the house at 914 Calhoun Avenue (Inventory No. 90). The house is nearly square with a hip roof and an L-shaped porch across the facade and along the east elevation. The dual entrances from the front gallery are treated identically with a level of elaboration usually reserved for a main

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received *2/1/87*
date entered

Old Ocean Springs Historic District,
Continuation sheet Jackson Co., Miss. Item number 8 Page 3

entrance. This suggests that the building was constructed as a multiple dwelling, the small size of which reflects short term occupancy.

The "shotgun" house form exists in a number of variations in Ocean Springs. The small house at 918 Calhoun Avenue (Inventory No. 92), represents the shotgun house in its simplest form with arranged in line from the front to the back of the house. The addition of a passage along the side of the file of rooms (Inventory No. 59) provided greater privacy than was possible in the simpler form. Another variant of the "shotgun" house consists of a single room or file of rooms along the facade and one elevation of which runs an L-shaped, wrap-around porch. The porch is closed at the rear by the addition of a room which is as wide as the combined widths of the porch and front room or rooms (Inventory No. 66).

Although construction has continued down to the present in the Old Ocean Springs Historic District the newer buildings have largely conformed with the residential character and scale of their predecessors. No new architectural fashion or form has had as great an impact on the district as those of the nineteenth and early twentieth centuries. As the amount of available land dwindles and development activities move outward from the city center, the unique turn-of-the-century resort character of the Old Ocean Springs Historic District appears secure.

The period of significance of the district (circa 1850 to circa 1935) encompasses the dates of construction of the buildings which embody this variety of architectural expression. The latest significant resources, the Craftsman-style bungalows, were built in the area from the 1910s until about 1935. The Colonial Revival style also continued in the district until about 1930.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet Old Ocean Springs Hist. Dist.,
Jackson Co., Mississippi Item number 9

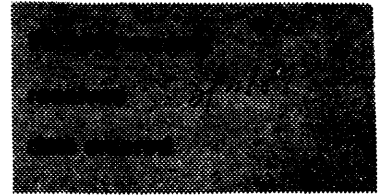
Page 1

9 - MAJOR BIBLIOGRAPHICAL REFERENCES

- Dabney, Thomas E. Ocean Springs: The Land Where Dreams Come True. Pascagoula: Lewis Printing Services, 1974 (reprint of ca. 1915 edition).
- Hines, Regina B. Ocean Springs, 1892. Pascagoula: Lewis Printing Services, 1979.
- Mississippi Department of Archives and History, Jackson. Ocean Springs Subject File.
- Mississippi Department of Archives and History, Jackson. Statewide Survey of Historic Sites: Jackson County.
- Sanborn Map Company. Ocean Springs Insurance Maps for 1898, 1909, 1915, 1925.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet Old Ocean Springs Hist. District
Jackson Co., Mississippi Item number 10

Page 1

10 - GEOGRAPHICAL DATA

The boundaries and area of the Old Ocean Springs Historic District correspond to, and embrace the following properties which appear on page fourteen of the Ocean Springs Map adopted by the Board of Aldermen in 1983:

Block 111G: Lot 1
Block 113: Lots 1,2,3,4,5A,5B,6,7,8,9,12B
Block 114: Lot 2
Block 118: Lots 1,2,3,4,5,6,7,10,11,12,13,14
Block 124: All properties
Block 125: All properties
Block 126: Lots 1,2,3,4,5,6,7,8,9,10,11,12,13A,13B,14,15,16B,19A,19B,20,21,22,23,24
Block 127: Lots 4,5
Block 148: Lots 1C,2,3,4
Block 149: Lots 1,2A,2B,11
Block 150: Lot 13
Block 153: Lots 1,4A,4B,6A,6C,6D,7A,10,11A,12A,13,14,15B,15C
Block 154: Lots 1A,2,3A,3B,3C,4A,4B,4C,4E,5,6

Ocean Springs Hotel Tract

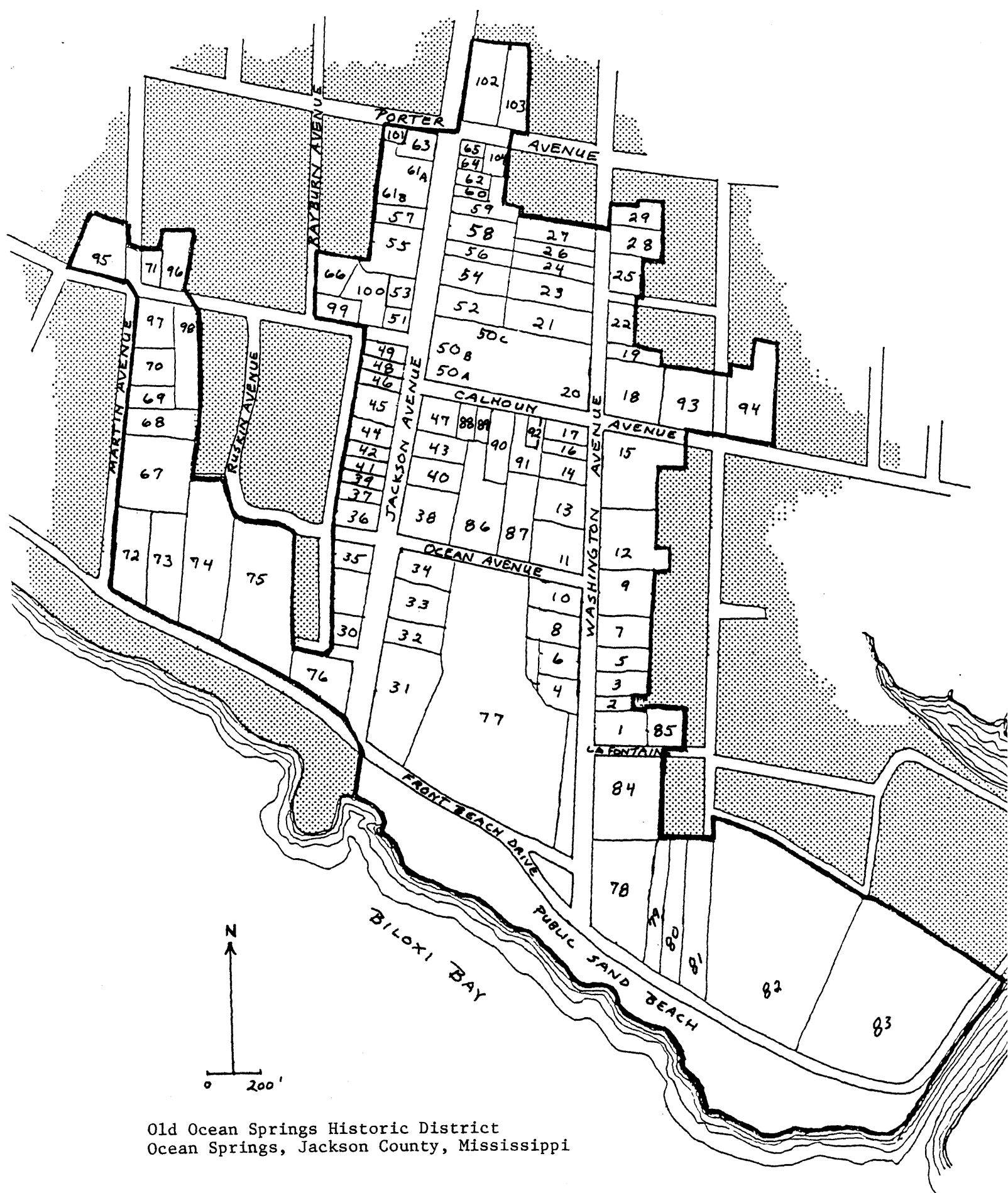
Block 1: Lots 1A,1B,2A,2B,2C,3,4,5,6,7,8,9,10,11,12,13
Block 3: Lots 1,2,3,4,5,6,7
Block 5: Lots 1A,1B,1C

Justification of boundaries

The boundaries of the Old Ocean Springs Historic District were selected to include all the properties which contribute to the architectural character of the neighborhood and to its sense of time and place, while excluding most of the noncontributing or intrusive properties.

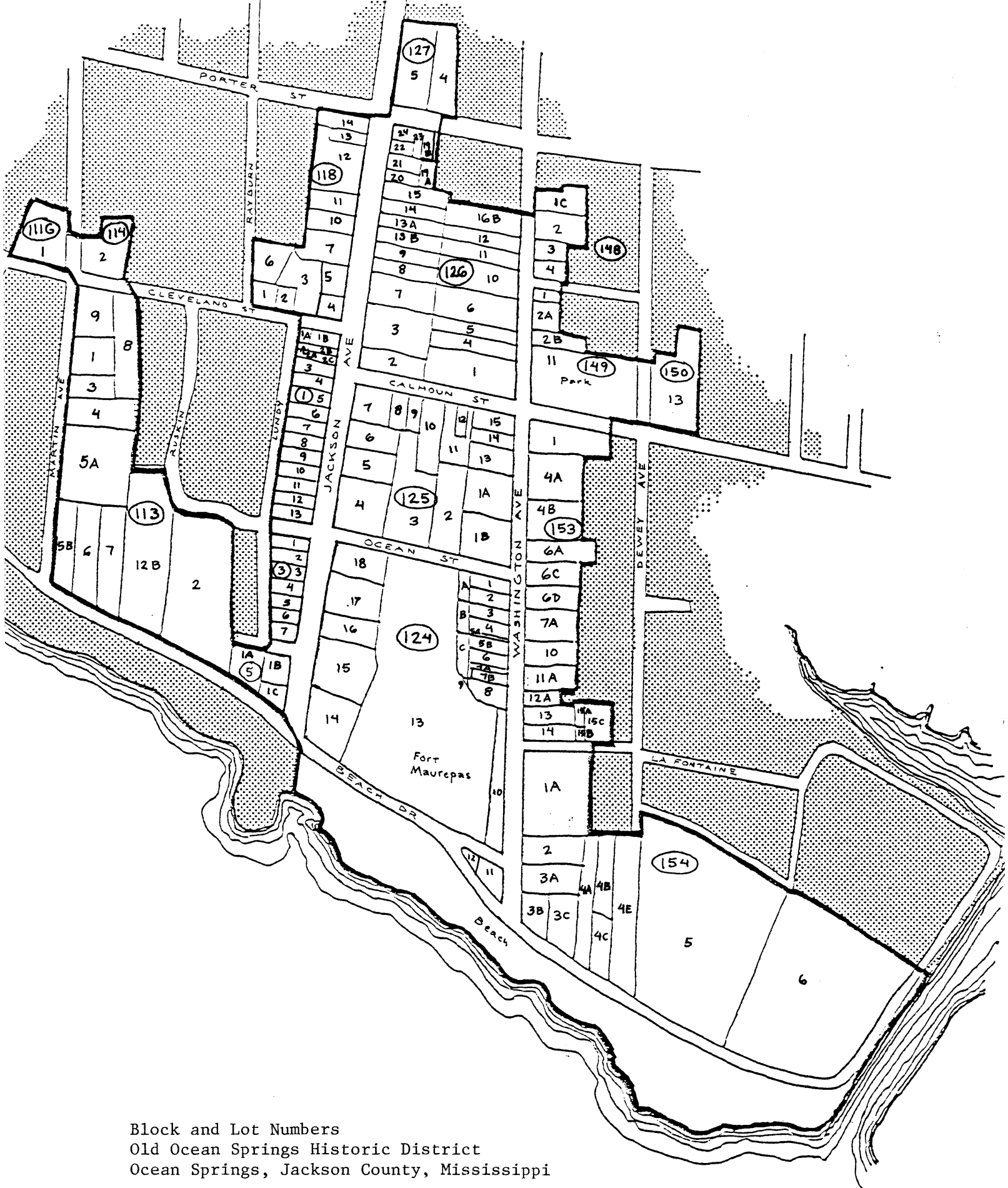
All the properties on Ruskin Avenue are excluded because their dates of construction (1960s-1970s) place them outside the period of significance of the district.

The expanse of public beach south of Front Beach Drive between Jackson Avenue and the Inner Harbor is included because it contributes to the resort character of the district. That portion of the beachfront west of Jackson Avenue was excluded in order to avoid including some intrusive properties, although it does provide a similar setting for the properties facing Beach Drive.

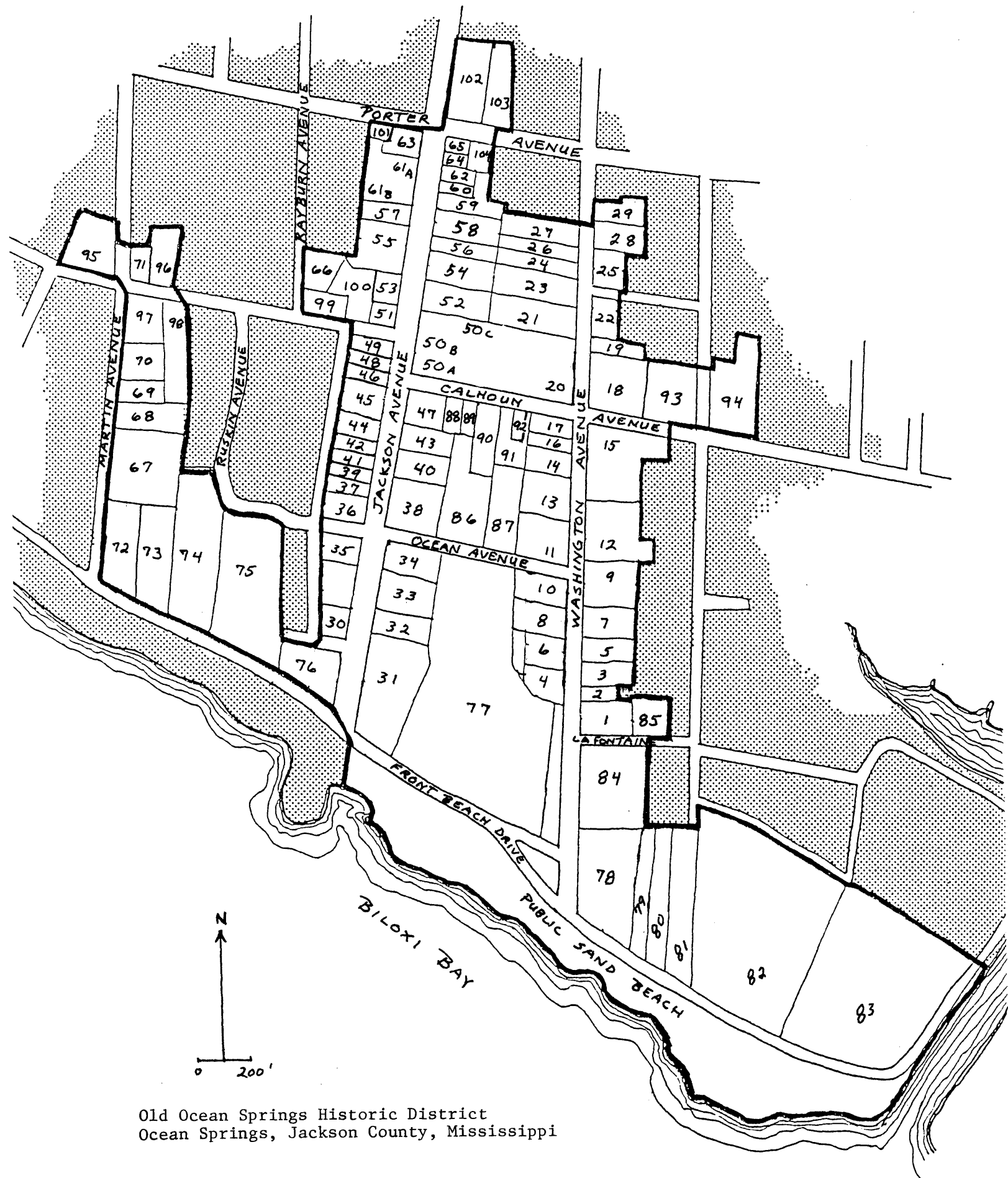


Block and Lot Numbers
Old Ocean Springs Historic District
Ocean Springs, Jackson County, Mississippi





Block and Lot Numbers
Old Ocean Springs Historic District
Ocean Springs, Jackson County, Mississippi



Old Ocean Springs Historic District
Ocean Springs, Jackson County, Mississippi